



**Florida Real Estate Appraisal Board  
Disciplinary Activity Report  
2011**

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Acosta, Armando	2009063028	2011-02810	<b>Tampa, FL:</b> Armando Acosta, State Certified Residential Real Estate Appraiser (RD 5359). Violation: Respondent failed to comply with USPAP Standards relating to a March 21, 2007 appraisal of a condominium conversion unit in Tampa, Florida by using comparable "sales" that did not occur, and other errors evincing a failure to exercise reasonable diligence in developing and communicating the appraisal, in violation of s. 475.624(15), F.S. Respondent signed the appraisal using an incorrect designation in violation of s. 475.622, F.S. Penalty: Fined \$5000 plus costs, attend two 2-day FREAB meetings, satisfactorily complete a minimum of 30 classroom hours of tested education in addition to that required for license renewal, 18 months probation. Effective 7/11/2011.
Allison, Dennis P.	2009001774 2008050506	2011-00580	<b>Cape Coral, FL:</b> Dennis P. Allison, State Certified Residential Real Estate Appraiser (RD 3909). Violation: obtained a license by means of knowingly making a false statement, submitting false information, or engaging in misrepresentation or concealment, in violation of s. 475.624(12), F.S. Respondent has violated 61J13.001(6)(a) of the Florida Administrative Code and, therefore, is in violation of s. 475.624(4), F.S. guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a registered assistant appraiser or license or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct in violation of s. 475.624(5), F.S. guilty of failing to inform the Florida real Estate Appraisal Board in writing within thirty (30) days of having pled guilty or nolo contendere to, or having pled guilty of, any felony, and therefore is in violation of s. 475.624(9), F.S. Penalty: Revocation. Effective 1/20/2011.
Alvarez, Mariano M.	2009033605	2012-00484	<b>St. Pete Beach:</b> Mariano M. Alvarez II, State Registered Trainee Real Estate Appraiser (RI 2238). Violation: Respondent failed to exercise reasonable diligence in developing and communicating three related appraisal reports on a Subject Property in Citrus County, Florida in June 2008. Penalty: \$250 fine plus \$622.88 costs, 1 year probation, retake and successfully complete the AB I appraisal course. Effective 1/24/2012.
Bartolini, Sara M	2010022994	2011-04699	<b>Plantation, FL:</b> Sara M. Bartolini, State Certified Residential Real Estate Appraiser (RD 7279). Violation: Respondent, while a trainee under the supervision of Jose Orozco, failed to exercise reasonable diligence in developing and communicating an appraisal report in May 2007 on a Subject Property in Naples, Florida, in violation of Section 475.624(15), Florida Statutes. Penalty: \$250 fine plus \$500 cost of investigation, 1 year probation. Effective 7/8/2011.
Berrios, Lisa M.	2010016435	2011-04705	<b>Miami, FL:</b> Lisa M. Berrios, State Certified Residential Real Estate Appraiser (RD 7108). Violation: failed to comply with a lawful order issued by the Board in violation of s. 475.624(4), F.S. Penalty: Revoked Effective 7/8/2011.
Betancourt, John A.	2008069404 2008069414 2009018438	2011-02221	<b>Doral, FL:</b> John A. Betancourt; Registered Trainee Appraiser (RI 16544). Violation: While a trainee, in May 2007, Respondent appraised two townhomes in Riviera Beach, Florida and in August 2007, Respondent appraised a townhome in North Lauderdale, Florida that were part of a mortgage fraud scheme involving sales to straw buyers at inflated prices. Respondent committed numerous errors in the appraisal reports including the use of inappropriate Comparable Sales. Respondent was guilty of fraud in violation of s. 475.624(2), F.S. failed to exercise reasonable diligence in violation of s. 475.624(15), F.S. failed to maintain records as required by s. 475.629, F.S. failed to furnish in writing to the department each business address from which Respondent operated in the performance of appraisal services in violation of s. 475.623, F.S. accepted an appraisal assignment contingent upon the reporting of a predetermined result, analysis, or opinion in violation of s. 475.624(17), F.S. and used an incorrect designation in signing the appraisal reports in violation of Rule 61J1-7.001, F. A. C. and s. 475.624(4), F.S. Penalty: Revocation. Effective 3/29/2011.
Binoniemi, Daniel Paul	2009034984	2011-04616	<b>Ft. Myers, FL:</b> Daniel Paul Binoniemi, State Certified Residential Real Estate Appraiser (RD 3695). Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in October 2007 on a Subject Property in Lehigh Acres, Florida, in violation of s. 475.624(15), F. S.; culpable negligence, or breach of trust in any business transaction s. 475.624(2), F. S.; improper designation s. 475.622(1)-(2), F.S. Penalty: \$200 fine plus \$547.40 cost of investigation, 12 months probation, Respondent agrees not to reapply for an appraisal license. Effective 7-6-11.
Brooks, Eugene Henry	2010057622	2011-07771	<b>Orlando, FL:</b> Eugene Henry Brooks, Real Estate Appraiser Trainee (RI 19879). Action: Voluntary Surrender for permanent revocation of license. Effective 11-8-11.
Brooks, Kerri	2010033560	2011-0274	<b>Orlando, FL:</b> Kerri Brooks State Certified Residential Real Estate Appraiser (RD 4096). Action: Voluntarily surrendered license for permanent revocation. Effective 4/20/2011.

<b>Bryant, Steven Corliss</b>	<b>2009047369</b>	<b>2011-02751</b>	<b>Bradenton, FL:</b> Steven Corliss Bryant: State Certified Residential Real Estate Appraiser (RD3940). The Department alleges that Mr. Bryant, in the report he developed and communicated, did not disclose sufficient information regarding how he arrived at his opinion of value, and did not include sufficient research and analyses. The Department further alleges that Mr. Bryant used and incorrect abbreviation in the designation section. Alleged violations: failure to exercise reasonable diligence in developing an appraisal report in compliance with s. 475.624(15), F. S.; failure to keep adequate records in compliance with s. 475.629, F.S. and 475.624(4), F.S. ; failure to use a correct designation in compliance with Rule 61J1-7.001, F. A.C. and s. 475.624(4), F. S. As part of a settlement stipulation, Mr. Bryant agreed to the following. Penalty: \$1,500 fine plus costs, attendance at one FREAB meeting and 30 hours of education. Effective 4/20/2011
<b>Byers, Coty Robert</b>	<b>2009040316</b>	<b>2011-04714</b>	<b>Valrico, FL:</b> Coty Robert Byers, State Certified Residential Real Estate Appraiser (RD 5645). Violation: failed to communicate an appraisal without good cause in violation of s. 475.624(16), F.S. Penalty: \$1,000 fine plus costs, one year suspension followed by 6 months probation, attend one 2-day FREAB meeting and completion of 60 hours of continuing education appraisal courses. Effective 7/11/2011
<b>Buckner, Andrew L</b>	<b>2010029811</b>	<b>2011-04697</b>	<b>Coconut Creek, FL:</b> Andrew L. Buckner, State Certified Residential Real Estate Appraiser (RD 2718). Violation: Respondent obstructed or opposed a department investigation by failing to timely produce a copy of the work file of an April 2008 appraisal of a Subject Property in Miami, Florida. Respondent was contacted by telephone and received two letters to Respondent's address of record, requesting the work file, which was finally received by the department after formal charges were filed. Penalty: \$500 fine plus \$749.10 cost of investigation, 1 year probation, attendance at one two-day FREAB meeting. Effective 7/08/2011.
<b>Collings, Tony Lee</b>	<b>2010050628</b>	<b>2012-00526</b>	<b>Sarasota:</b> Tony Lee Collings, State Certified Residential Real Estate Appraiser (RD 4944). Action taken: Voluntary surrender of license for permanent revocation. Effective 1/27/2012.
<b>Camelot, Elliott</b>	<b>2009018553</b>	<b>2011-02798</b>	<b>Miami:</b> Elliott Camelot, State Certified Residential Real Estate Appraiser (RD 4680). Respondent violated section 475.624(2), F.S., by behaving in such a manner that the errors and omissions were dishonest, fraudulent, or culpably negligent; respondent violated 475.622(1)-(2), F.S., and Rule 61J1-7.001(2), Florida administrative Code, when he developed the report without correctly displaying and disclosing an appropriate designation and, thereby, violated 475.624(4), F.S. Penalty: Respondent's license is revoked. Effective: 4/21/2011.
<b>Camelot, Elliott</b>	<b>2009018558</b>	<b>2011-02805</b>	<b>Miami:</b> Elliott Camelot, State Certified Residential Appraiser (RD 4680); Respondent violated section 475.624(2), F. S., by behaving in such a manner that the errors and omissions were dishonest, fraudulent, or culpably negligent; respondent violated 475.622(1)-(2), F. S., and Rule 61J1-7.001(2), Florida administrative Code, when he developed the Report without correctly displaying and disclosing an appropriate designation and, thereby, violated 475.624(4), F. S. Penalty: Respondent's license is revoked. Effective 4/21/2011.
<b>Camelot, Elliott</b>	<b>2009018563</b>	<b>2011-02808</b>	<b>Miami, FL:</b> Elliott Camelot, State Certified Residential Real Estate Appraiser (RD 4680). Respondent violated s. 475.624(2), F.S., by behaving in such a manner that the errors and omissions were dishonest, fraudulent, or culpably negligent; respondent violated s. 475.622(1)-(2), F.S., and Rule 61J1-7.001(2), Florida administrative Code, when he developed the Report without correctly displaying and disclosing an appropriate designation and, thereby, violated s. 475.624(4), F.S. Penalty: Respondent's license is revoked. Effective 4/21/2011.
<b>Cortina, Oscar</b>	<b>2009023311</b>	<b>2001-04615</b>	<b>Viera, FL:</b> Oscar Cortina, State Certified Residential Real Estate Appraiser ( RD 4225); Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in December 2007 on a Subject Property in Merritt Island, Florida, in violation of s. 475.624(15), F.S. Respondent signed the appraisal report using an improper designation in violation of Section 475.622(1)-(2), Florida Statutes and Florida Administrative Code Rule 61J1-7.001(2). Penalty: \$500 fine plus \$1235.85 cost of investigation, 18 months probation. Effective 7-6-2011.
<b>Cruz, Kleimer</b>	<b>2009014527</b>	<b>2011-02226</b>	<b>Miami, FL:</b> Kleimer Cruz; State Certified Residential Real Estate Appraiser (RD 5740). Violation: guilty of fraud, misrepresentation, concealment, false pretense, dishonest conduct, culpable negligence, or breach of trust in any business transaction in this state; or has violated a duty imposed upon her or him by law or by the terms of a contract, whether written, oral, express, or implied, in an appraisal assignment in violation of s. 475.624(2), F.S. Respondent is guilty of having right failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. respondent is guilty of failing to use the proper appraisal designation and/or abbreviation in violation of Rule 61J1-7.001(2) (c), F.A.C. and s 475.622(1), F.S. and, therefore, in violation of s.475.624(4), F.S. respondent failed to retain records for at least five years of any contracts engaging the appraiser's service, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S., and therefore, in violation of s.475.624(4), F.S. Penalty: \$3,000 fine plus \$356.40 in cost, 18 months probation, 6 months suspension during which Respondent would attend one 2-day FREAB meeting, attendance and successful completion of 45 hours of continuing education appraisal course classroom hours only with an exam in addition to that required for license renewal. Effective 3/29/2011.

<b>Davis, Andrew C</b>	<b>2010007446</b>	<b>2011-04702</b>	<b>St. Petersburg, FL:</b> Andrew C. Davis, State Certified Residential Real Estate Appraiser (RD3613). Violation: Respondent failed to comply with an August 2009 Final Order of the Board imposing discipline in an earlier case, in violation of section 475.624(4), Florida Statutes. Penalty: Revocation. Effective July 8, 2011.
<b>Davis, John Gregory</b>	<b>2007001466</b>	<b>2011-00041</b>	<b>Destin, FL:</b> John Gregory Davis, State Certified General Real Estate Appraiser (RZ 3050); Respondent, at the time the report was developed and communicated was a trainee appraiser. In the report, Respondent made contradictory statements regarding the highest and best use in the report. Additionally, the firm's reconstructed workfile lacked documentation to support the adjustments and conclusions in the report. Violation: Respondent is alleged to having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and Respondent is alleged of having failed to retain records for at least 5 years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S.. Penalty: fined \$1000, costs, attend one (2-day) FREAB general meetings, 18 months probation, and re-completion of the 15 hour USPAP course. Effective: 1/3/2011.
<b>De Treville, Yelena A.</b>	<b>2009060230</b>	<b>2011-06630</b>	<b>Sanford, FL:</b> Yelena A. De Treville, State Certified Residential Real Estate Appraiser (RD 6500). Violation: Respondent obstructed or hindered an investigation by failing to produce upon demand a workfile for an August 2007 appraisal of a Subject Property in Lake Mary, Florida, in violation of s. 475.626(1)(f), F.S. Penalty: Fined \$250 plus \$732.60 administrative costs, 6 months probation. Effective 9/28/2011.
<b>Diaz, Harvey Javier</b>	<b>2008056208</b>	<b>2011-04701</b>	<b>Homestead, FL:</b> Harvey Javier Diaz: Registered Trainee Real estate Appraiser (RI 16254). The Department alleges that Mr. Diaz failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, Florida Statutes in violation of s. 475.626(1)(f), F.S.; failed to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629 and 475.624(4), F.S.; failed to retain the appraisal experience log supporting documents for a minimum of five years in violation of Rule 61J1-6.001(5), F.A.C. and s. 475.624.(4), F.S.; guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F.S.; violated a standard for the development or communication of a real estate appraisal specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(c), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.; failed to use proper designation in violation of Rule 61J1-7.001, F.A.C. and s. 475.624(4), F.S. Penalty: Revoked. Effective 7/8/11.
<b>Diaz, Harvey Javier</b>	<b>2008056220</b>	<b>2011-04701</b>	<b>Homestead, FL:</b> Harvey Javier Diaz: state registered trainee appraiser (RI 16254). The Department alleges that Mr. Diaz failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, Florida Statutes in violation of s. 475.626(1)(f), F.S.; failed to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of ss. 475.629 and 475.624(4), F.S.; violated a standard for the development or communication of a real estate appraisal specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S. Penalty: Revoked effective 7/8/11.
<b>Douberley, Michael G</b>	<b>2010023054 2010023134 2010023166</b>	<b>2011-04570</b>	<b>Apopka, FL:</b> Michael G. Douberley, State Certified Residential Real Estate Appraiser (RD 4296). Action: Voluntary Surrender of license for permanent revocation. Effective July 1, 2011.
<b>Elgin, Anthony</b>	<b>2009038423</b>	<b>2011-04707</b>	<b>Brooksville, FL:</b> Anthony Elgin, State Certified General Real Estate Appraiser (RZ 1589). Action: Voluntary Surrender of license for permanent revocation. Effective 7/8/11.
<b>Emerson, William L</b>	<b>2010017074</b>	<b>2011-02807</b>	<b>Riverview, FL:</b> William L. Emerson, State Certified Residential Real Estate Appraiser (RD 4899). Violation: Respondent failed to exercise reasonable diligence in the development and communication of an appraisal report on a subject property in Apollo Beach, Florida in September of 2009, in violation of Section 475.624(15), Florida Statutes. Respondent failed to note waterfront views of comparables and make adjustments for same. Additionally, Respondent failed to use a proper licensing designation adjacent to or immediately above the license number on the signature page of the report, in violation of Section 475.622 and thus 475.624(4). Penalty: Revocation. Effective 4-21-2011.

<b>Evans, Eric Paul</b>	<b>2009041831</b>	<b>2011-02809</b>	<b>Orlando, FL:</b> Eric Paul Evans, State Certified Residential Real Estate Appraiser (RD 3853); Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in February 2009 on a Subject Property in Geneva, Florida, in violation of Section 475.624(15), Florida Statutes. Respondent signed the appraisal report using an improper designation in violation of Section 475.622(1)-(2), Florida Statutes and Florida Administrative Code Rule 61J1-7.001(2). Penalty: \$2000 fine plus \$1023 cost of investigation, 1 year probation, attendance at one 2-day FREAB general meeting, 30 hours of appraisal education courses in addition to that required to maintain Respondent's license. Effective 4/21/2011.
<b>Exposito, Adrian</b>	<b>2010033286 2010033268</b>	<b>2011-02803</b>	<b>Cape Coral, FL:</b> Adrian Exposito, Registered Trainee Appraiser (RI22054). Action Taken: Voluntarily surrendered license for permanent revocation. Effective 4/21/2011.
<b>Exposito, Bernie</b>	<b>2010033261</b>	<b>2012-00485</b>	<b>Cape Coral, FL:</b> Bernie Exposito: State Certified General Real Estate Appraiser (RZ 1610). Mr. Exposito, in the report he developed and communicated, failed to analyze comparable sales, listed the market as stable when it was declining, and failed to make time of sale adjustments. Violations: failed to exercise reasonable diligence in an appraisal in violation of Section 475.624(15), F.S.; failed to place his registration, license or certification number adjacent to or immediately beneath his designation in violation of Section 475.622, F.S., and, therefore, violated Section 475.624(4), F. S. Penalty: attend 30 hours of education, \$2000 fine, costs, attend 1 FREAB meeting, 18 months of probation. Effective 1/ 24/2012.
<b>Exposito, Bernie</b>	<b>2010033280</b>	<b>2012-00528</b>	<b>Cape Coral, FL:</b> Bernie Exposito: State Certified General Real Estate Appraiser (RZ 1610). Mr. Exposito, in the report he developed and communicated, failed to verify comparable sales were arms-length transactions, and failed to make time of sale adjustments. Violations: failed to exercise reasonable diligence in an appraisal in violation of Section 475.624(15), F. S.; failed to place his registration, license or certification number adjacent to or immediately beneath his designation in violation of Section 475.622, F. S., and, therefore, violated Section 475.624(4), F. S.; failed to use an appropriate abbreviation in violation of Rule 61J1-7.001, F.A.C., and, therefore, violated Section 475.624(4), F. S. Penalty: Attend 30 hours of education, \$2500 fine, costs, attend 1 FREAB meeting, 18 months of probation. Effective 1/27/2012.
<b>Fernandez, Reynaldo</b>	<b>2009007460 2009007469</b>	<b>2011-00589</b>	<b>Miami Lakes, FL:</b> Reynaldo Fernandez, State Certified Residential Real Estate Appraiser (RD 4873); Violation: Respondent failed to exercise reasonable diligence in the development and communication of two appraisal reports in Miami, Florida in February 2007 and Ft. Lauderdale, Florida in June 2007, in violation of s. 475.624(15), F.S., and failed to maintain documentation in the work files to support the value conclusions reached, in violation of s. 475.629, F.S., and accordingly, s. 475.624(4), F.S. Penalty: \$1500 fine plus \$800 costs, one year probation as condition of which Respondent attend one 2-day FREAB meeting and complete 45 hours of tested continuing education in addition to the education required for license renewal. Effective: 01/21/2011.
<b>Ferguson, Franklin</b>	<b>2010048919</b>	<b>2011-02804</b>	<b>Pembroke Pines, FL:</b> Franklin Ferguson, State Certified Residential Appraiser (RD5150). Action: Voluntarily surrendered license for permanent revocation. Effective 4/21/2011
<b>Foster, Evan Richard</b>	<b>2010057626</b>	<b>2011-02800</b>	<b>Ft. Myers, FL:</b> Evan Richard Foster, State Certified Residential Appraiser (RD5103). Action: Voluntarily surrendered license for permanent revocation. Effective 4/21/2011.
<b>Fraginals Parra, Guillermo</b>	<b>2011002565</b>	<b>201200522</b>	<b>Miami, FL:</b> Guillermo Fraginals Parra, State Certified Residential Real Estate Appraiser (RD 7132). Action: Voluntary Surrender of license for permanent revocation. Effective 1/27/2012.
<b>Gabler, Ian R.</b>	<b>2011013229 2011013235 2011013243 2011013257 2011013264</b>	<b>2011-07784</b>	<b>Stuart, FL:</b> Ian R. Gabler, State Licensed Certified Residential Real Estate Appraiser (RD 6876). Action: Voluntary Surrender of license for premanent revocation. Effective 11/8/2011.
<b>Garcia, Victor Alexander</b>	<b>2010057273</b>	<b>2011-04573</b>	<b>Miami, FL:</b> Victor Alexander Garcia, State Certified Residential Real Estate Appraiser (RD 5223). Action: Voluntary Surrender of license for permanent revocation. Effective 7/1/2011.

<b>Gibson, Mary Kay</b>	<b>2008052359</b>	<b>2011-02222</b>	<b>Indialantic, FL:</b> Mary Kay Gibson, State Certified Residential Real Estate Appraiser (RD3659). Violation: In July 2006, Respondent appraised a condominium conversion in Ft. Lauderdale, Florida that was part of a pattern of appraisals in the "Atlantic Hotel Condominium" in Ft. Lauderdale, Florida and the "Toscana Condominium" in Highland Beach, Florida which were the subject of a mortgage fraud investigation. Respondent committed numerous errors in the report, including the use of inappropriate Comparable Sales demonstrating excessive, unexplained increases in sales prices, including use of two Comparable Sales that sold three times in the same day. Respondent was guilty of fraud in violation of s. 475.624(2), F.S.; failed to exercise reasonable diligence in developing the appraisal in violation of section 475.624(15), Florida Statutes; and failed to keep records required by s. 475.629, F.S. Penalty: Revocation. Effective 3/29/2011.
<b>Gonzalez, Reinaldo</b>	<b>2009066605</b>	<b>2011-04641</b>	<b>Orlando, FL:</b> Reinaldo Gonzalez, State Certified Residential Real Estate Appraiser (RD 6472). Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in January 2008 on a Subject Property in Winter Springs, Florida, in violation of Section 475.624(15), F.S. Penalty: \$250 fine plus \$250 cost of investigation, 1 year probation, attendance at one 2-day FREAB general meeting. Effective: 7/7/2011.
<b>Gonzalez, Wilma D.</b>	<b>2011007957 2011013838</b>	<b>2011-04612</b>	<b>Longwood, FL:</b> Wilma D. Gonzalez, Registered Trainee Appraiser (RI 21579). <b>Action:</b> Voluntary surrender of license for permanent revocation. Effective 7/6/2011.
<b>Green, Kathleen</b>	<b>2007046700 2007046698</b>	<b>2011-02840</b>	<b>Milton, FL:</b> Kathleen Green, State Certified Residential Real Estate Appraiser (RD 3236). Respondent was found guilty at the Division of Administrative Hearings of a violation of the Recording Keeping Section of USPAP, and therefore in violation of s. 475.624(14), F.S., for failing to document adjustments to comparable sales. Penalty: Reprimand. Effective 4/21/2011.
<b>Gregory, Scott Warren</b>	<b>2010046893</b>	<b>2012-00527</b>	<b>Sarasota, FL:</b> Scott Warren Gregory, State Certified Residential Real Estate Appraiser (RD 3446). Mr. Gregory, in the report he developed and communicated, allegedly failed to make sufficient adjustments, allegedly failed to have an appropriate abbreviation in the designation section, and allegedly failed to adequately describe the Subject Property's neighborhood. Alleged Violations: failed to exercise reasonable diligence in violation of F. S. 475.624(15), F. S.; failed to have an appropriate abbreviation in violation of F. A. C. Rule 61J1-7.001 and, therefore, F. S. 475.624(4), F. S. Agreed upon. Sanctions: 15 hours of education, Fine \$1,000, \$1,200 cost, 1 (two-day) FREAB general meeting. Effective 1/27/2012.
<b>Griffith, Sharon Diane</b>	<b>2009008964</b>	<b>2011-00591</b>	<b>Mango, FL:</b> Sharon Diane Griffith, State Certified Residential Real Estate Appraiser (RD 3295); Violation: Respondent failed to keep public records, MLS, Marshall and Swift handbook pages and documentation sufficient to support the Cost Approach regarding a July 2007 appraisal of a Subject Property in Lake Wales, Florida, in violation of s. 475.629, F.S. and therefore s. 475.624(4), F.S. Respondent signed the appraisal report using an incorrect designation, in violation of F. A. C. Rule 61J1-7.001(2), and s. 475.624(4), F.S. Penalty: \$1000 fine plus \$1500 costs, 1 year probation, attendance at one 2-day FREAB meeting and completion of 30 hours of continuing education in addition to that required for license renewal. Effective: 1/21/2011.
<b>Gutierrez, Eleonora</b>	<b>2009005748</b>	<b>2011-02811</b>	<b>Miami, FL:</b> Eleonora Gutierrez. State Certified Residential Real Estate Appraiser (RD 7103). Violation: Respondent was guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence or breach of trust in a business transaction or violated a duty imposed on her by the terms of a contract by certifying she complied with USPAP standards coinciding with a March 2008 appraisal of a subject property in Miami, in violation of section 475.624(2), F. S. Respondent failed to exercise reasonable diligence in the development and communication of said report, in violation of section 475.624(15), F. S. Respondent failed to furnish the business name from which Respondent operated in the performance of appraisal services, in violation of section 475.623, F. S. Penalty: Revocation. Effective 4/21/2011.

<b>Hall, Deborah</b>	<b>2008049960</b>	<b>2011-01592</b>	<b>New Port Richey, FL:</b> Deborah Hall, State Certified Residential Real Estate Appraiser, (RD 46150); Violation: Guilty of failure to exercise reasonable diligence in violation of s. 475.624(15), F. S., where she failed to maintain adequate documentation in the workfile to show that she verified data in the report; failure to furnish her business address to DBPR in violation of 475.624(1), Florida Statutes; and having been found guilty for a second time of any misconduct that warrants disciplinary action in violation of s. 475.624(10), F.S. Penalty: fine \$750.00, \$1188.00 investigative costs, and complete thirty (30) hours of appraisal education course, 30 day suspension to begin on the day of filing of the Final Order in this matter. Upon conclusion of the suspension, respondent's license, RD 4615, shall be placed on Probation for a period of (1) year. Effective: 3/2/2011.
<b>Hane, Casey W.</b>	<b>2010013316</b>	<b>2011-07782</b>	<b>Tampa, FL:</b> Casey W. Hane, State Certified Residential Real Estate Appraiser (RD 6589). Mr. Hane, in the report he developed and communicated, exercised a poor choice of comparable sales, failed to reconcile significant differences in his Cost and Sales Comparison approach results, and failed to provide his work file. Violation: failed to exercise reasonable diligence in violation of Section 475.624(15), F.S.; failed to retain records in violation of Section 475.629, F.S., and, therefore, in violation of Section 475.624(4), F.S.; obstructed or hindered an investigation in violation of Section 475.626(1)(f), F.S. Penalty: Administrative Costs \$792.00; Revocation. Effective 11/8/2011.
<b>Hane, Casey W.</b>	<b>2010023364</b>	<b>2011-07786</b>	<b>Tampa, FL:</b> Casey W. Hane, State Licensed Certified Residential Real Estate Appraiser (RD6589). Mr. Hane failed to comply with a prior final order issued by the Florida Real Estate Appraisal Board. Violation: failed to comply with a lawful order issued by the Board in violation of Section 475.624(4), F. S.. Penalty: Administrative Costs \$330.0; Revocation of license effective 11/8/2011.
<b>Hart, Travis Edward</b>	<b>2009006968</b>	<b>2011-02224</b>	<b>Orlando, FL:</b> Travis Edward Hart; State Certified Residential Real Estate Appraiser (RD 4199). Violation: Respondent failed to exercise reasonable diligence in the development and communication of an appraisal report for purposes of a refinance on a Subject property duplex in Cape Coral, Florida in February 2008, in violation of s. 475.624(15), F.S. Respondent failed to register his business name with the department in violation of s. 475.623, F.S. Penalty: \$2,000 fine plus \$643.50 in cost, 1 year probation, attendance at one 2-day FREAB meeting, and completion of 30 hours of classroom, tested continuing education in addition to that required for license renew Respondent's license. Effective: 3/29/2011.
<b>Hart, Travis Edward</b>	<b>2010010091</b>	<b>2011-04617</b>	<b>Cape Coral, FL:</b> Travis Edward Hart, State Certified Residential Real Estate Appraiser (RD 4199); Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in December 2007 on a Subject Property in North Fort Myers, Florida, in violation of Section 475.624(15), Florida Statutes. Penalty: \$3000 fine plus \$476.85 cost of investigation, 1 year probation, 45 hours of appraisal education courses in addition to that required to maintain Respondent's license and that required to satisfy any other outstanding obligations. Effective 7/6/2011.
<b>Harrison, J. P.</b>	<b>2011004298</b>	<b>2011-06635</b>	<b>Oviedo, FL:</b> J. P. Harrison, State Certified Residential Real Estate Appraiser (RD 2560). Action: Voluntary surrender of license for permanent revocation. Effective 9/28/2011.
<b>Hessen, Fred</b>	<b>2010008107</b>	<b>2011-07770</b>	<b>Coral Springs, FL:</b> Fred Hessen, State Certified Residential Real Estate Appraiser (RD 2935). Action: Voluntary Surrender of license for permanent revocation. Effective 11/8/2011.
<b>Iglesias, Rene</b>	<b>2009009167</b> <b>2009032636</b> <b>2009032659</b>	<b>2011-08893</b>	<b>Miami, FL:</b> Rene Iglesias, State Certified Residential Real Estate Appraiser (RD 2661). Violation: With regard to a July 2007 appraisal in Miami, Florida and a December 2007 appraisal in Miami, Florida, Respondent failed to exercise reasonable diligence in violation of s. 475.624(15), F.S. and failed to keep records as required by s. 475.629, F.S. Penalty: License suspended for 6 months, followed by 2 years probation, \$4,500 fine, \$1,296.90 administrative costs, attendance at two 2-day FREAB meetings, completion of 45 hours of continuing education appraisal courses in addition to the education required to maintain Respondent's license. Respondent may not supervise trainees during the probationary period. Effective: 3/29/2011.
<b>Jimenez, Joaquin Esquivel</b>	<b>2010057715</b> <b>2010057722</b> <b>2010057755</b> <b>2010057761</b> <b>2010057758</b>	<b>2011-04571</b>	<b>Hialeah, FL:</b> Joaquin Esquivel Jimenez, State Certified Residential Real Estate Appraiser (RD 5275). Action: Voluntary Surrender of license for permanent revocation. Effective 7/1/2011.
<b>Jones, Timothy Alan</b>	<b>2009060335</b>	<b>2011-04708</b>	<b>Apopka, FL:</b> Timothy Alan Jones, State Certified Residential Real Estate Appraiser (RD 3508). Violation: failed to exercise reasonable diligence in developing and preparing the Report in violation of s. 475.624(15), F.S.; committed misrepresentation in any business transaction in violation of s. 475.624(2), F.S.; supervised more than three trainee appraisers in violation of Rule 61J1-4.010, F.A.C. and s. 475.624(4), F.S. Penalty: Revocation. Effective 7/8/11.

<b>Jones, Timothy Alan</b>	<b>2010009386</b>	<b>2011-04708</b>	<b>Apopka, FL:</b> Timothy Alan Jones, State Certified Residential Real Estate Appraiser (RD 3508). Violation: failed to exercise reasonable diligence in developing and preparing the Report in violation of s. 475.624(15), F.S.; failed to register his business name with the Petitioner in violation of ss. 475.623 and 475.624(4), F.S.; violated Rule 61J1-4.010, F.A.C. and s. 475.624(4), F.S. by supervising more than three trainee appraisers; failed to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports, and failed to make such records available for inspection and copying on reasonable notice to the appraiser in violation of ss. 475.629 and 475.624(4), F.S.; failed to turn over his Report, work file and supporting data to Petitioner, and stalled in his responses to Petitioner's requests in violation of s. 475.626(1)(f), F.S. Penalty: Revocation. Effective 7/8/11.
<b>Jones, Wayne Thomas</b>	<b>2011013970 2011013944 2011013932 2011013938</b>	<b>2011-07775</b>	<b>Blue Ridge, GA:</b> Wayne T. Jones, State Certified Residential Real Estate Appraiser (RD 4042). Action: Voluntary Surrender of license for permanent revocation. Effective 11/08/2011.
<b>Kabobel, Heather L.</b>	<b>2010004566 2010006862</b>	<b>2011-07773</b>	<b>Sarasota, FL:</b> Heather L. Kabobel, State Certified Residential Real Estate Appraiser (RD 3178). Action: Voluntary Surrender of license for permanent revocation. Effective 11/8/2011.
<b>Kabobel, Heather L.</b>	<b>2011014351</b>	<b>2011-07778</b>	<b>Sarasota, FL:</b> Heather L. Kabobel, State Certified Residential Real Estate Appraiser (RD 3178). Action: Voluntary Surrender of license for permanent revocation. Effective 11/8/2011.
<b>King, William H.</b>	<b>2008034032</b>	<b>2011-06629</b>	<b>Jacksonville, FL:</b> William H. King, State Certified Residential Real Estate Appraiser (RD 3556). Violation: respondent listed inconsistent effective dates in the appraisal report as well as inconsistent remaining economic life determination for the Subject Property. He failed to discuss or adjust for the superior upgrades and view of comparables sale 1 and comparables sale 2. Respondent also failed to explain the exclusion of the income Approach in the report. Furthermore, he failed to discuss or analyze the highest and best use for the Subject Property. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s.475.624(15), F. S.; violated Standards Rule 1-1(a), (b) and (c), USPAP (2008) or other provision of the USPAP (2008) in violation of s. 475.624(14), F. S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affects the results of an appraisal, in the aggregate of those results: violated Standard Rule 2-1(a) (b) and (c) USPAP (2008) or other provision of the USPAP (2008) in violation of s. 475.624(14) F. S. by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading; by failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; and by failing to clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. Penalty: Fined \$1500; costs; 18 months probation. and 60 hours continuing education to include 15 hr. USPAP course, attend two (2-day) FREAB general meeting. Effective 9/28/2011.
<b>King, William H.</b>	<b>2010014143</b>	<b>2011-06632</b>	<b>Jacksonville, FL:</b> William H. King, State Certified Residential Real Estate Appraiser (RD 3556). Violation: Respondent failed to exercise reasonable diligence in the development and communication of an appraisal report on a subject property in Cape Coral, Florida in December of 2007, in violation of Section 475.624(15), F. S. Respondent failed to note waterfront views of comparables and make adjustments for same; made inconsistent adjustments. Additionally, Respondent failed to use a proper licensing designation adjacent to or immediately above the license number on the signature page of the report, in violation of Section 475.622 and thus 475.624(4), F. S. Penalty: Revocation. Effective 9/28/ 2011.
<b>Kitsos, George</b>	<b>2010024066</b>	<b>2012-00536</b>	<b>Miami, FL:</b> George Kitsos, State Certified Residential Real Estate Appraiser (RD 4776). Violations: Respondent violated a lawful order of the Board by failing to pay fines, costs and attend 2 general FREAB meetings as required by the Final Order in Case Number 2007058283, in violation of s. 475.624(4), 475.626(1)(b) F. S. Penalty: Revocation. Effective 01/27/2012.
<b>Klein, Jeffrey D.</b>	<b>2009040045 2009040051</b>	<b>2011-06627</b>	<b>Palm City, FL:</b> Jeffrey D. Klein, State Certified General Real Estate Appraiser (RD 770); Violation: Respondent was culpably negligent in developing and communicating an appraisal report in August 2006 on a Subject Property in Stuart, Florida, in violation of section 475.624(2), Florida Statutes. Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in August 2006 on a Subject Property in Fort Pierce, Florida, in violation of section 475.624(15), Florida Statutes. Penalty: 60 day license suspension, \$2000 fine plus \$915.80 costs, 18 months probation, attendance at one 2-day FREAB meeting, 30 hours of classroom, tested education in addition to that required to maintain Respondent's license. Effective 9/28/2011.
<b>Koehlinger, Michelle A.</b>	<b>2009051439</b>	<b>2011-07774</b>	<b>Clearwater, FL:</b> Michelle A. Koehlinger, State Certified Residential Real Estate Appraiser (RD 7178). Violation: Respondent failed to exercise reasonable diligence and made misleading representations in the development and communication of an appraisal report on a subject property in Sarasota, Florida in July of 2009, in violation of Section 475.624(15), Florida Statutes and Section 455.227(1)(a) and thus 475.624(4), Florida Statutes. Respondent developed an appraisal, received an email from a client with changes to the appraisal and then developed a second appraisal based upon those changes. Also, Respondent developed a third appraisal after the client asked to reinstate the first appraisal. Penalty: Fined \$1,500 and \$1,600.30 in investigative cost; 30-day suspension; 1 year probation; attend one (1) two-day FREAB general meeting; 30-hours of continuing education with exam. Effective 11-8-2011.

<b>Law, Susan Kay</b>	2011014226 2011014232 2011014237 2001014246 2011014253	2012-00533	<b>Naples, FL:</b> Susan Kay Law, State Certified Residential Real Estate Appraiser (RD 5171). Action: Voluntary Surrender of license for permanent revocation. Effective 11/27/2012.
<b>Levine, Ana Candida</b>	2009021631	2011-02806	<b>Boca Raton, FL:</b> Ana Candida Levine, Registered Trainee Appraiser (RI 15017); Respondent violated s. 47.624(2), F.S., by acting in a fraudulent and deceitful manner as evidenced by the facts as stated above; guilty of receiving payment directly from a client in consideration for a completed appraisal report when only licensed as a trainee in violation of s. 475.6221(2), F.S. Penalty: Respondents license is revoked. Effective 4/21/2010.
<b>Levenson, Brian Elliot</b>	2008068374	2011-02755	<b>Orlando, FL:</b> Brian Levenson, State Certified Residential Appraiser (RD 5932); respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: Respondent's license is placed under probation for a period of six (6) months; respondent shall pay a fine of \$1,000.00 and costs of \$1,056.00; respondent shall attend one complete two day FREAB meeting; respondent shall provide evidence of satisfactory completion of at least 15 hours of continuing education appraisal courses. Effective 4/20/2011.
<b>Levenson, Brian Elliot</b>	2009034141	2012-00535	<b>Orlando, FL:</b> Brian Levenson, State Certified Residential Appraiser (RD 5932); Violation: Respondent failed or refused to exercise reasonable diligence in developing and communicating an appraisal report in July 2008 of a Subject Property in Orlando, Florida by making numerous errors and failing to comply with the Uniform Standards of Professional Appraisal Practice, in violation of Section 475.624(15), Florida Statutes. Respondent engaged in fraud, misrepresentation or culpable negligence by using inappropriate Comparable Sales, and other errors, in violation of Section 475.624(2), Florida Statutes. Respondent failed to display and disclose an appropriate designation in violation of F. A. C. Rule 61J1-7.001(2) and therefore Section 475.624(4), Florida Statutes. Respondent failed to cooperate with an investigation by refusing certified mail and failing to respond to multiple telephone calls, in violation of Section 475.626(1)(f), Florida Statutes. Penalty: \$2,000 fine, \$858 investigative costs, attend two 2-day FREAB meetings, 1 year suspension. Effective 1/27/2012.
<b>Levenson, Deborah Jill</b>	2009029669	2011-04620	<b>Oviedo, FL:</b> Deborah Jill Levenson, State Certified Residential Real Estate Appraiser (RD3401); Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in May 2009 on a Subject Property in Kissimmee, Florida, in violation of Section 475.624(15), Florida Statutes. Respondent signed the appraisal report using an improper designation in violation of Section 475.622(1)-(2), Florida Statutes and Florida Administrative Code Rule 61J1-7.001(2). Respondent failed to register each business name or address from which Respondent operated in the performance of appraisal services in violation of Section 475.623, Florida Statutes. Respondent failed to maintain a trainee experience log in violation of Section 475.624(4) and Rule 61J1-4.010(6), Florida Administrative Code. Penalty: \$2000 fine plus \$1896.30 cost of investigation, attendance at one 2-day FREAB general meeting. Effective 7/6/2011.
<b>Long, Kyle Francis</b>	2009023683	2011-04706	<b>Sarasota, FL:</b> Kyle Francis Long: State Certified Residential Real Estate Appraiser (RD 5577). The DBPR alleges that Mr. Long, in the report he developed and communicated, used incorrect methods and analysis when performing the Cost Approach, and failed to provide adequate support and documentation for his findings in the Cost Approach. Violation: failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; committed misrepresentation in an appraisal report in violation of s. 475.624(2), F.S.; failed to retain work file in violation of s. 475.629, F.S. and violated 475.624(4), F.S. Penalty: 30 hours of education, 1 year of probation, costs, \$3000 fine. Effective 7/08/2011.
<b>Lugering, Richard John</b>	2009049231	2011-04575	<b>Debary, FL:</b> Richard John Lugering, Registered Trainee Appraiser (RI 16503). Violation: Respondent failed to exercise reasonable diligence in the development and communication of an appraisal report on a subject property in Reunion, Florida in September of 2005, in violation of Section 475.624(15), Florida Statutes. Respondent failed to note waterfront views of comparables and make adjustments for same. Additionally, Respondent failed to use a proper licensing designation adjacent to or immediately above the license number on the signature page of the report, in violation of Section 475.622, F. S. and thus 475.624(4) F. S. Penalty: Revocation. Effective 7/01/2011.
<b>Maltagiati, Stephen</b>	2009036959	2011-00587	<b>Miami Beach, FL:</b> Stephen Maltagiati, State Certified General Real Estate Appraiser (RZ 952); Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in February 2008 on a Subject Property in Fort Lauderdale, Florida, in violation of s. 475.624(15), F.S. Respondent signed the appraisal report using an improper designation in violation of s. 475.622(1)-(2), F.S. and Florida Administrative Code Rule 61J1-7.001(2). Penalty: \$700 fine plus \$750.75 cost of investigation, 1 year probation, attendance at one 2-day FREAB general meeting, 30 hours of appraisal education courses in addition to that required to maintain Respondent's license. Effective: 1/21/2011.
<b>McCormick, Thomas William</b>	2010016428	2011-00578	<b>Jacksonville, FL:</b> Thomas William McCormick, State Certified Residential Real Estate Appraiser (RD 6353). Violation: Respondent failed to comply with Final Order; s. 475.624(4), F.S., failed to comply with a lawful Order issued by the Board in Case Number 2007-054937. Penalty: Revocation. Effective: 1/20/2011.



<b>McCann, Ashley Law</b>	<b>2011005099</b>	<b>2012-00530</b>	<b>Naples, FL:</b> Ashley Law McCann, State Certified Residential Real Estate Appraiser (RD 5332). Violation: Respondent took online continuing education courses, certifying she completed 37 hours of education when Respondent completed the courses in under 24 hours, in violation of Section 475.624(2), Florida Statutes. Penalty: 12 mos. probation, completion of a 3 hour rules course, attendance at one 2-day FREAB meeting, and payment of \$313.50 cost of investigation. Effective 1/27/2012.
<b>McCray, Sean Andre Sr.</b>	<b>2009037726</b>	<b>2011-04574</b>	<b>Riverview, FL:</b> Sean Andre McCray, Sr., State Certified Residential Real Estate Appraiser (RD 6115). Violation: Respondent failed to maintain a work file for at least five years and have such records available for inspection by the Department, in violation of Section 475.629, Florida Statutes. Penalty: Revocation. Effective 7/1/2011.
<b>Melcolm, Albert Edward, Jr.</b>	<b>2009029430</b> <b>2009029421</b>	<b>2012-00537</b>	<b>Jacksonville:</b> Albert Edward Melcolm, Jr., State Certified Residential Real Estate Appraiser (RD 2986). Violation: Respondent developed and communicated an appraisal report in April 2008 on a Subject Property in Jacksonville, Florida, failing to exercise reasonable diligence by making a number of errors, in violation of Section 475.624(15), Florida Statutes. Respondent signed the appraisal report using an incorrect designation, in violation of F. A. C. Rule 61J1-7.001(2) and Section 475.622(1)-(2), Florida Statutes. Respondent developed and communicated a different appraisal report in April 2008 on another Subject Property in Jacksonville, Florida, failing to exercise reasonable diligence by making a number of errors, in violation of Section 475.624(15), Florida Statutes. Respondent signed the appraisal report using an incorrect designation, in violation of F. A. C. Rule 61J1-7.001(2) and Section 475.622(1)-(2), F.S. Penalty: \$2046 investigative costs; 10 hours of education in addition to that required for license renewal, 1 year probation. Effective 1-27-2012
<b>Meltzer, Andrew S.</b>	<b>2010038767</b>	<b>2011-02802</b>	<b>Miami, FL:</b> Andrew S. Meltzer, State Certified Residential Appraiser (RD3190). Violation: Respondent violated s. 475.624(4), F. S., when respondent failed to comply with a lawful order issued by the board in DBPR Case No. 2007051437; respondent violated s. 475.624(10), F.S., when the Respondent was found guilty in DBPR Case No.2008066644, DBPR Case No. 2009005913, and DBPR Case No. 2009005922. Penalty: Respondent is ordered to pay \$290.40 in costs for case number 2007-051437. Effective 4/21/2011.
<b>Mendoza Cardenal, Manuel</b>	<b>2009005420</b> <b>2009005435</b> <b>2209005449</b>	<b>2011-04619</b>	<b>Palmetto, FL:</b> Manuel Mendoza Cardenal, State Certified Residential Real Estate Appraiser (RD 1718); Violation: Respondent failed to exercise reasonable diligence in developing and communicating appraisal reports in July and September 2007 on Subject Property condominiums in West Palm Beach, Florida, in violation of Section 475.624(15), Florida Statutes. Penalty: \$1500 fine plus \$1006.40 cost of investigation, 18 months probation. Effective 7/6/2011.
<b>Mobley, Leon C.</b>	<b>2010057561</b>	<b>2012-00488</b>	<b>Royal Palm Beach, FL:</b> Leon Craig Mobley, State Certified Residential Real Estate Appraiser (RD4468). Mr. Mobley failed to provide the Department with a copy of his report or work file. Violations: failed to retain records for five years in violation of Sec. 475.629, F.S., and thereby, violated Sec. 475.624(4), F.S. Penalty: Pay costs of investigation \$722.70. Effective 1/24/2012.
<b>Moody, Lee Ann</b>	<b>2007046700</b> <b>2007046698</b>	<b>2011-02840</b>	<b>Milton, FL:</b> Lee Ann Moody, State Certified Residential Real Estate Appraiser (RD 7444). Respondent, at the time the report was developed and communicated was a trainee appraiser. Respondent was found guilty at the Division of Administrative Hearings of a violation of the Recording Keeping Section of USPAP, and therefore in violation of s. 475.624(14), F.S., for failing to document adjustments to comparable sales. Penalty: Reprimand. Effective 4/21/2011.
<b>Moss, Roger Damon</b>	<b>2008025473</b>	<b>2011-07780</b>	<b>Tampa, FL:</b> Roger Damon Moss, Registered Trainee Real Estate Appraiser (RI 13014). Violation: Respondent failed to exercise reasonable diligence in the development and communication of an appraisal report on a subject property located in Winter Haven, Florida, in May of 2007, by failing to report the correct zoning and failing to utilize the correct designation in violation of Section 475.624(15), Florida Statutes. Further, Respondent accepted payment in his own name for the development and communication of a revised appraisal, in violation of Florida Statutes Section 475.6221(2). Penalty: fined \$1,500, investigative cost of \$1,600.50; 30-day suspension; 1 year probation, attend two (2) day FREAB general meetings not to exceed 5:00 p.m.; 30 hours of continuing education with exam. Effective 11/08/2011.
<b>Mullins, Thomas D.</b>	<b>2008054078</b>	<b>2011-02227</b>	<b>Sarasota, FL:</b> Thomas D. Mullins; State Certified Residential Real Estate Appraiser (RD 22530). Violation: Respondent failed to keep documentation in the work file to support valuation under the Sales Comparison and Cost Approaches regarding a July 2008 appraisal of a Subject property in Bradenton, Florida, in violation of s. 475.629, F.S. and therefore s. 475.624(4), F.S. Penalty: \$1,000 fine plus \$973.50 in cost, 1 year probation, attendance at one 2-day FREAB meeting, and completion of 15 hours of continuing education in addition to that required for license renew Respondent's license. Effective: 3/29/2011.
<b>Noblet, John Michael</b>	<b>2009018478</b> <b>2009018488</b> <b>2009018495</b>	<b>2011-02228</b>	<b>Parkland, FL:</b> John Michael Noblet, State Certified Residential Real Estate Appraiser (RD 3827). Violation: Respondent developed and communicated four appraisal reports from in January and February 2008 on Subject Property townhomes in Riviera Beach, Florida, using inappropriate Comparable Sales under the control of a corporation engaged in an elaborate scheme to defraud lenders through the use of multiple conveyances and straw buyers. No evidence exists to suggest that respondent was a part of the fraudulent scheme, but Respondent failed to exercise reasonable diligence in developing the appraisal reports in violation of s. 475.624 (15), F.S. Respondent Signed the appraisal reports using an incorrect designation, in violation of s. 475.624(40), F. S., and FAC Rule 61J1-7.001. Penalty: \$4,000 fine plus \$603.50 in cost, 1 year probation, and 15 hours of continuing education above that required for license renewal, attendance at one 2-day FREAB meeting, no trainees during the probationary period. Effective: 3/29/2011.

<b>Orozco, Jose Moises</b>	<b>201002291</b>	<b>2011-04643</b>	<b>Coral Springs, FL:</b> Jose Moises Orozco, State Certified Residential Real Estate Appraiser (RD 4717). Violation: Respondent failed to cooperate with a department investigation concerning a May 2007 appraisal of a Subject Property in Naples, Florida in violation of s. 475.626(1)(f), F. S. Respondent failed to exercise reasonable diligence in the development of said appraisal, in violation of s. 475.624(15), F. S. Penalty: Revocation. Effective 7/7/2011.
<b>Ortiz, Marley Elena</b>	<b>2008052515</b>	<b>2011-00590</b>	<b>Pembroke Pines, FL:</b> Marley Elena Ortiz, State Certified Residential Real Estate Appraiser (RD 6474); Violation: Respondent, while a trainee, failed to keep a copy of the work file regarding a July 2004 appraisal of a Subject Property in Aventura, Florida, in violation of s. 475.629, F.S. and therefore s. 475.624(4), F.S. Penalty: \$1000 fine plus \$495 costs, 1 year probation, attendance at one 2-day FREAB meeting. Effective: 1/21/2011.
<b>Paradis, Christopher R.</b>	<b>2010051462</b>	<b>2012-00524</b>	<b>Tampa, FL:</b> Christopher R. Paradis, State Certified Residential Real Estate Appraiser (RD 6867). Mr. Paradis, in his application to become a certified residential appraiser, failed to include his complete background history. Violations: failed to disclose complete information on his application in violation of Section 475.624(12), Florida Statutes. Penalty: fined \$1,500.00; investigative cost \$216.15, 1 year probation, attend 2 (two-day) FREAB general meetings from the commencement of the meeting until 5:00 p.m. Effective 1/27/2012.
<b>Pearl, Brian Randall</b>	<b>2010043425</b>	<b>2012-00487</b>	<b>Bradenton, FL:</b> Brian Randall Pearl, State Registered Trainee Real Estate Appraiser (RI 17500). Mr. Pearl failed to timely notify the Board within 30 days of entering pleas, and pled guilty to crimes involving moral turpitude, fraudulent activities or dishonest conduct. Violation: pled to a crime involving moral turpitude, fraudulent activities or dishonest conduct in violation of s. 475.624(5), Florida Statutes; failed to inform the commission of a plea within 30 days in violation of s. 475.624(9), Florida Statutes and s. 455.227(1)(t), Florida Statutes. Penalty: 18 months suspension, pay \$2500 fine and costs of investigation, 1 year of probation during which he'll attend 2 FREAB meetings. Effective 1/24/2012.
<b>Peyno, Alfredo</b>	<b>2010026295</b>	<b>2012-00529</b>	<b>Miami, FL:</b> Alfredo Peyno, State Certified Residential Real Estate Appraiser (RD 3314). Violation: Respondent hindered an investigation into alleged violations of Chapter 475, Florida Statutes, by failing to provide copies of a work file, in violation of Section 475.626(1)(f), Florida Statutes. Penalty: Revocation and \$1386 investigative costs. Effective 1/27/ 2012.
<b>Perez, Carlos A.</b>	<b>2008065712</b>	<b>2011-04624</b>	<b>Miami, FL:</b> Carlos A. Perez, State Certified Residential Real Estate Appraiser (RD 5750). Respondent violated s. 475.624(15), Florida Statutes, by failing to use reasonable diligence as stated in the above-referenced errors or omissions; Respondent violated s. 475.622(1)-(2), F. S., and Rule 61J1-7001(2), Florida Administrative Code, when he developed the Report without correctly displaying and disclosing an appropriate designation and, thereby, violated s. 475.624 (4), F. S.; Respondent violated s. 475.69, F. S. by failing to retain original and true copies of the above-referenced documentation. Penalty: Respondent's license is suspended for sixty (60) days, following the suspension period, Respondent's license shall be placed on probation for a period of one (1) year; Respondent shall pay a fine of \$2,000.00 and costs of \$326.70. Respondent shall attend one complete two day FREAB meeting. Respondent shall provide evidence of satisfactory completion of 40 hours of continuing education appraisal courses. The education required herein shall be classroom hours for which passage of an examination is required and shall be in addition to any other requirements for Respondent to maintain his license. Effective 7/6/2011.
<b>Perez, Salvador Oscar</b>	<b>2010056388</b>	<b>2011-07779</b>	<b>Miami, FL:</b> Salvador Oscar Perez, State Certified Residential Real Estate Appraiser (RD 5649). Mr. Perez, in the report he developed and communicated, failed to explain or reconcile differences in the Subject Property's listing history and final market value, failed to verify comparable sales, and failed to perform an adequate scope of work. Violations: failed to exercise reasonable diligence in violation of Section 475.624(15), F.S. Penalty: 4 months suspension, attend 2 FREAB meetings and 15hours of education, fine \$2,000 and \$231 in investigative costs. Effective 11/8/2011.
<b>Perret-Gentil, Agustin</b>	<b>2008064089</b>	<b>2011-00588</b>	<b>Boca Raton, FL:</b> Agustin Perret-Gentil, State Certified Residential Real Estate Appraiser (RD 7135); Violation: Respondent failed to exercise reasonable diligence, while as a trainee, in appraising a Subject Property in May 2007 in El Portal, Florida, in violation of s. 475.624(15), F.S. Respondent signed the appraisal report using an improper designation, in violation of Rule 61J1-7.001 and s. 475.624(4), F.S. Penalty: \$1000 fine plus \$643.50 cost of investigation, 2 years probation, retake the 60 hour ABI course. Effective: 1/21/2011.
<b>Perret-Gentil, John</b>	<b>2008064081</b>	<b>2011-00592</b>	<b>Boca Raton, FL:</b> John Perret-Gentil, State Certified General Real Estate Appraiser (RZ 2551); Violation: Respondent, through negligent failure to respond to Petitioner's investigation, obstructed or hindered an investigation concerning an appraisal of a Subject Property in May 2007 in El Portal, Florida, in violation of s. 475.626(1) (f), F.S. Penalty: \$1000 fine plus \$689.70 cost of investigation, 2 years probation, attendance at one 2-day FREAB general meeting. Effective: 1/21/2011.
<b>Pimental, Raul</b>	<b>2008053964</b>	<b>2010-01142</b>	<b>Tamarac, FL:</b> Raul Pimentel: State Registered Residential Real Estate Appraiser (RD 5027). Mr. Pimentel in the report he developed and communicated, failed to report, analyze, or reconcile the listing history for the Subject Property, failed to report a prior sale of the Subject Property, and failed to list his license location with the Department of Business and Professional Regulation. Violation: violated standard 1-5(a) and (b), USPAP (2006) in violation of s. 475.624(14), F.S., by failing to analyze listings of the Subject Property and all sales of the Subject Property that occurred within the three years prior to the appraisal; violated standard 2-2(b)(viii), USPAP (2006) in violation of s. 475.624(14), F.S., by failing to summarize the results of analysis of the sales options and listings of the Subject Property; violated 2-1(1) and (b), USPAP (2006) in violation of s 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading, and by failing to contain sufficient information to enable the intended users of the appraisal to understand the report property; violated s. 475.623, F.S., by failing to furnish the Department each business address from which he operates. Penalty: fined \$1,000, costs, 2 FREAB meetings, and 30 hours of e

<b>Pineiro, Daniel</b>	<b>2009051471</b>	<b>2011-04576</b>	<b>Orlando, FL:</b> Daniel Pineiro, Registered Trainee Real Estate Appraiser (RI 19643). Violation: Respondent failed to exercise reasonable diligence in the development and communication of an appraisal report on a subject property in Apollo Beach, Florida in September of 2009, in violation of s. 475.624(15), Florida Statutes. Respondent failed to report the listing history for the subject property; and failed to report that comparables two and three sold for over the listing amount. Additionally, Respondent failed to use a proper licensing designation adjacent to or immediately above the license number on the signature page of the report, in violation of s. 475.622, F. S. and thus s. 475.624(4). F. S. Penalty: Revocation. Effective 7/1/2011.
<b>Rengifo, Diego</b>	<b>2009037803</b>	<b>2012-00525</b>	<b>Miami, FL:</b> Diego Rengifo, State Certified Residential Real Estate Appraiser (RD 5598). Violation: The allegations in the Administrative Complaint are that Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in April 2007 of a subject Property condominium in Miami, Florida in violations of section 475.624(15), Florida Statutes. Penalty: \$1000 fine plus \$429 in costs, 1 year probation, attendance at one 2-day FREAB meeting. Effective 1/27/2012.
<b>Reyes, Alejandro</b>	<b>2009009169</b>	<b>2011-00577</b>	<b>Miami, FL:</b> Alejandro Reyes, State Certified Residential Real Estate Appraiser (RD 7559); Violation: Respondent, while a trainee appraiser, failed to exercise reasonable diligence in developing and communicating an appraisal report in July 2007 on a Subject Property in Miami, Florida, in violation of s. 475.624(15), F.S. Respondent failed to maintain documentation in the workfile to support the site valuation, or to maintain Marshall and Swift valuation service records to support the Cost Approach valuation, in violation of s. 475.629 and thus s. 475.624(4), F.S. Penalty: \$1000 fine plus \$503.25 cost of investigation, 60 day license suspension, 1 year probation. Effective: 1/20/2011.
<b>Rivera, Ana R</b>	<b>2010006530</b>	<b>201104704</b>	<b>Orlando, FL:</b> Ana E. Rivera, State Certified Residential Real Estate Appraiser (RD 3625). Violation: Respondent failed to cooperate with a department investigation concerning an August 2007 appraisal of a Subject Property in Orlando, Florida. Penalty: Revocation. Effective 7/8/2011.
<b>Rodriguez, Miguel Alfonso</b>	<b>2007067769</b>	<b>2011-01175</b>	<b>Miramar, FL:</b> Miguel Alfonso Rodriguez, State Certified Residential Real Estate Appraiser (RD 5792). Respondent failed to disclose the active listing for the Subject Property. Respondent misstated the sale price for the Subject Property in the Supplemental section of the report. Respondent also failed to verify the term of the sales contract for the Subject property. Additionally, Respondent failed to verify the gross living area for the Subject Property and comparable sales used in the report. Violation: guilty of culpable negligence in violation of s. 475.624(2), F.S.; and guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: two (2) year license suspension, costs, 4 years probation, with no trainees during the probationary periods. This case to run concurrent with other DBPR Cases. Effective 2/16/2011.
<b>Rosado, Marvin</b>	<b>2010000236</b>	<b>2011-00583</b>	<b>Hollywood, FL:</b> Marvin Rosado, Registered Trainee Real Estate Appraiser (RI 17937). Violation: Respondent failed to comply with Final Order; s. 475.624(4), F. S., subjects a real estate license to discipline if the licensee violates any lawful order issued under the provisions of Chapter 455, F. S. or 475 F. S. Penalty: Revocation. Effective 1/20/2011.
<b>Rosenthal, Gail</b>	<b>2010022983</b>	<b>2011-04642</b>	<b>Merritt Island, Fl:</b> Gail Rosenthal, State Certified Residential Real Estate Appraiser (RD 1622). Violation: failed to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports, and failed to make such records available for inspection and copying on reasonable notice to the appraiser in violation of s. 475.629 and 475.624(4), F.S.; failed to maintain appraisal logs for her trainees or for herself in violation of Rule 61J1-4.010, Fla. Admin. Code and s. 475.624(4), F.S.; failed to use an appropriate designation or abbreviation in violation of Rule 61J1-7.001, Fla. Admin. Code and s. 475.624(4), F.S. Penalty: Revocation. Effective 7-7-11.
<b>Ross, Kevin Lee</b>	<b>2010052340</b>	<b>2011-04613</b>	<b>Carbondale, IL:</b> Kevin Lee Ross, Registered Trainee Real Estate Appraiser (RI 11897). Action: Voluntary Surrender of license for permanent revocation. Effective 7/6/2011.
<b>Ruiz, Dario</b>	<b>2009033313</b>	<b>2011-04712</b>	<b>Tampa, FL:</b> Dario Ruiz, State Certified Residential Real Estate Appraiser (RD 5968). Respondent violated s. 475.624(15), F. S., by failing to use reasonable diligence as stated in the above-referenced errors or omissions; Respondent violated s. 475.629, F. S., by failing to retain original or true copies of the above-referenced documentation. Penalty: Revocation. Effective 7/11/2011.
<b>Ruz, David</b>	<b>2008056434</b> <b>2008056448</b>	<b>2011-02219</b>	<b>Miami, FL:</b> David Ruz, State Certified Residential Real Estate Appraiser (RD 4998). Violation: With regard to 2 appraisals performed in 2007 in Homestead, Florida and Miami, Florida, Respondent committed fraud in violation of s. 475.624(2), F.S.; failed to exercise reasonable diligence in violation of s. 475.624(15), F.S.; failed to retain records in violation of s.475.629, F. S.; obstructed a department investigation in violation of s. 475.626(1)(f), F.S.; displayed an incorrect designation in violation of s. 475.622(1)-(2), F.S.; and failed to furnish in writing to the department an address from which Respondent operated in the performance of appraisal services, in violation of s. 475.623, F.S. Penalty: Revocation. Effective 3/29/2011.
<b>Ryals, Beverly Jean</b>	<b>20100042445</b>	<b>2011-00584</b>	<b>Brandon, FL:</b> Beverly Jean Ryals, State Certified Residential Real Estate Appraiser (RD 4053). Action: Voluntary Surrender of license for permanent revocation. Effective: 1/20/2011.

<b>Schummer, David</b>	<b>2008060016</b>	<b>2011-04878</b>	<b>Coral Gables, FL:</b> David Schummer, State Certified Residential Real Estate Appraiser (RD 3720); Violation: Guilty of failure to use reasonable diligence in preparation of an appraisal report in violation of s. 475.624(15), F. S.; his report included several misstatements regarding the Subject Property and the comparables used within the report. Penalty: \$1000 fine plus \$660 cost of investigation, 18 months probation, attendance at two 2-day FREAB general meeting, 20 hours of tested in class appraisal education courses in addition to that required to maintain Respondent's license. Effective 7/15/2011.
<b>Scott, Eric Jerome</b>	<b>2009064958</b>	<b>2011-07776</b>	<b>St. Petersburg, FL:</b> Eric Jerome Scott, State Registered Trainee Real Estate Appraiser (RI 15106). Violation: Respondent was convicted on October 29, 2009 in the U. S. District Court for the Middle District of Florida of defrauding the United States, wire fraud, and bank fraud, crimes which involve moral turpitude, fraudulent or dishonest conduct. The conviction involved factual allegations of mortgage fraud, which directly relate to the activities of a licensed trainee real estate appraiser. The convictions violate s. 475.624(5), F. S. Respondent failed to report the convictions, in violation of s. 475.624(9), F.S. Penalty: Revocation. Effective 11/8/2011.
<b>Seither, Jonathan Miles</b>	<b>2009051357</b>	<b>2011-04572</b>	<b>Gulf Breeze, FL:</b> Jonathan M. Seither, State Certified Residential Real Estate Appraiser (RD 7734). Violation: Respondent, as a registered real estate trainee, developed and communicated an appraisal report without being under the direct supervision of his supervisor and the signature page of the report did not reflect Respondent's supervisory appraiser's signature, in violation of s. 475.6221 and s. 475.612, and therefore a violation of s. 475.624(4), F. S. Penalty: fine of \$3,000.00; costs in the amount of \$231.00; Probation for eighteen (18) months; administrative attendance at two (2) two-day FREAB meetings; satisfactory completion of 45 hours of continuing education appraisal courses. Effective 7/1/2011.
<b>Sellas, Adolfo</b>	<b>2009014480</b>	<b>2011-04711</b>	<b>Miami, FL:</b> Adolfo Sellas, State Certified Residential Real Estate Appraiser (RD 4290). Respondent violated s. 475.624(15), F. S. by failing to use reasonable diligence as stated in the above referenced errors or omissions; Respondent violated s. 475.629, F.S., by failing to retain original or true copies of the above-referenced documentation. Penalty: Respondent's license is placed under probation for a period of (1) one year; Respondent shall pay a fine of \$1,000.00 and costs in the amount of \$561.00; Respondent shall attend one complete two day FREAB meeting's; Respondent shall provide evidence of satisfactory completion of 30 hours of continuing education appraisal courses. The education required herein shall be classroom hours for which passage of an examination is required and shall be in addition to any other requirement for Respondent to maintain license. Effective 7/11/2011.
<b>Sempsrott, Patricia W</b>	<b>2010025582</b>	<b>2011-07777</b>	<b>Ft. Myers, FL:</b> Patricia W. Sempsrott, State Certified Residential Real Estate Appraiser (RD 3152). Action: Voluntary Surrender of license for permanent revocation. Effective 11/8/2011.
<b>Serpa, Frank</b>	<b>2011014436 2011014441 2011014445 2011014448 2011014450 2011014433</b>	<b>2011-06631</b>	<b>Orlando, FL:</b> Frank Serpa State Certified Residential Real Estate Appraiser (RD 3407). Action: Voluntary Surrender of license for permanent revocation. Effective 9/28/2011.
<b>Sherman, Alan S.</b>	<b>2009041589</b>	<b>2011-04713</b>	<b>Sarasota, FL:</b> Alan S. Sherman, State Certified Residential Real Estate Appraiser (RD 4738). Violation: breaching an imposed duty in such a manner that the errors and omissions are culpably negligent in violation of s. 475.624(2), F.S.; failing to use reasonable diligence in maintaining documentation in his work file and failed to document analysis of the data used to support the assertions in the review appraisal report in violation of s. 475.624(15), F.S.; obstruction or hindering the performance of a lawful duty by a person acting under the authority of Florida Statutes 475.626 in violation of s. 475.626(1)(f), F.S. Penalty: \$1,000 fine plus costs, 7 days suspension, 24 months probation, attend one 2-day FREAB meeting and completion of 45 hours of continuing education appraisal courses. Effective 7/1/2011.
<b>Shilling, David A.</b>	<b>2009065724 2009065700 2009065764 2009065729 2009065723 2009065766</b>	<b>2011-04618</b>	<b>Orlando, FL:</b> David A. Shilling, State Certified Residential Real Estate Appraiser (RD 2402). Action: Voluntary Surrender of License for permanent revocation. Effective 7/6/11.
<b>Smith, Betty James</b>	<b>2009005358</b>	<b>2011-04709</b>	<b>Plant City, FL:</b> Betty James Smith, State Certified Residential Real estate Appraiser (RD 4061). Respondent violated s. 475.624(15), F. S. by failing to use reasonable diligence as stated in the above-referenced errors or omissions. Penalty: Revocation. Effective 7/8/2011
<b>Smith, Tracy N.</b>	<b>2010049982</b>	<b>2012-00538</b>	<b>Temple Terrace, FL:</b> Tracy N. Smith, State Certified Residential Real Estate Appraiser (RD 4036). Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in June 2009 of a subject Property in Ruskin, and failed to adequately analyze the subject property against the listing history and sales contact prices, in violation of section 475.624(15), Florida Statutes. Penalty: \$250 fine plus \$1082.40 costs, attendance at one 2-day FREAB meeting and completion of 60 hours of continuing education in addition to that required for license renewal. Effective 1/27/2012.

<b>Spaulding, Everton Hugh</b>	<b>2010048915</b>	<b>2011-02799</b>	<b>Southwest Ranches, FL:</b> Everton Spaulding, State Certified Residential Real Estate Appraiser (RD 3190). Action: Voluntary surrender of license for permanent revocation. Effective 4/21/2011.
<b>Stusek, Richard A</b>	<b>2010012505</b>	<b>201104698</b>	<b>Sarasota, FL:</b> Richard Stusek, State Certified Residential Real Estate Appraiser (RD 5305). Violation: Respondent failed to cooperate with the department's investigation concerning a June 2007 appraisal of a Subject Property in Port Charlotte, Florida, in violation of section 475.626(1)(f), Florida Statutes. Respondent changed his business address without notifying the department in violation of s. 475.623, F. S. Penalty: Revocation. Effective 7/8/2011.
<b>Taboas, Alex M.</b>	<b>2010050976 2010052151 2010052142 2010052144 2010052148 2010052157 2010052162 2010052163 2010058455</b>	<b>2011-04611</b>	<b>Miami, FL:</b> Alex M. Taboas, State Certified Residential Real Estate Appraiser (RD 2562). Action: Voluntary surrender of license for permanent revocation. Effective 6/6/2011.
<b>Taul, Clayton Melvin</b>	<b>2009060202</b>	<b>2011-06628</b>	<b>Orlando, FL:</b> Clayton Melvin Taul, State Certified Residential Real Estate Appraiser (RD 509); Violation: Pursuant to an investigation of an August 2007 appraisal of a Subject Property in Lake Mary, Florida, Respondent was requested to produce a copy of the work file and failed to do so, in violation of s. 475.626(1)(f), F. S. Penalty: \$1000 fine plus \$732.60 costs, 1 year probation, attendance at one 2-day FREAB meeting, 30 hours of classroom, tested education in addition to that required to maintain Respondent's license. Effective 9/28/2011.
<b>Taylor, Douglas William</b>	<b>2008058501</b>	<b>2011-02754</b>	<b>Mt. Juliet, FL:</b> Douglas W. Taylor, Registered Trainee Real Estate Appraiser (RI 17125); Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failing to utilize and display the appropriate appraiser designation in violation of Rule 61J1-7.001(2)(d), Florida Administrative Code and s. 475.622, F.S. and, therefore, in violation of s. 475.624(4), F.S. Penalty: Revocation. Effective 4/20/2011.
<b>Taylor, Owen Mahony</b>	<b>2009042221</b>	<b>2011-06626</b>	<b>Miami, FL:</b> Owen Mahony Taylor, State Certified Residential Real Estate Appraiser (RD 4781). Violation: In the development and communication of an appraisal report on a subject property in Plantation, Florida in April of 2008, Mr. Taylor violated s. 475.624(15), F.S. (reasonable diligence); s. 475.629 F.S. (work file); and s. 475.624(4) F.S. (business name/address). Respondent failed to verify an arm's length transaction for a comparable; failed to retain a true copy of engagement letter; and failed to furnish business name and address to the Department. Penalty: Fine \$2,000.00, plus investigator cost; 30-day suspension; 18 months probation; attend one (2-day) FREAB general meeting not to exceed 5:00 p.m.; and 30hrs of tested continuing appraisal education. Effective 9/28/2011.
<b>Temple, William R.</b>	<b>2009026483</b>	<b>2011-00586</b>	<b>Ft. Myers, FL:</b> William R. Temple, State Licensed Real Estate Appraiser (RH 201); Violation: Respondent failed to exercise reasonable diligence in developing and communicating an appraisal report in October 2005 on a Subject Property in Cape Coral, Florida, in violation of s. 475.624(15), F. S. Penalty: \$1000 fine plus \$1000 cost of investigation, 1 year probation, attendance at one 2-day FREAB general meeting, 15 hours of appraisal education courses in addition to that required to maintain Respondent's license. Effective: 1/21/2011.
<b>Vargas, Jamie Tomas</b>	<b>2009009409</b>	<b>2011-00581</b>	<b>Miami, FL:</b> Jamie Tomas Vargas, State Certified Residential Real Estate Appraiser (RD 6560). Violation: Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Conduct Section of the Ethic Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b) and (c); 1-4(a); 1-5(a) and (b); 2-1(a) and (b) or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S. Penalty: \$2,500 fine and \$333 in investigative costs; 60 day suspension; 12 months probation; attendance to 1 two-day FREAB general meeting; 30 hrs of continuing education with examination. Effective: 1/20/2011.
<b>Wallace, Craig Eugene</b>	<b>2009049236</b>	<b>2012-00532</b>	<b>Sanford, FL:</b> Craig Eugene Wallace, State Certified Residential Real Estate Appraiser (RD 4895). Violation: failed to exercise reasonable diligence by failing to utilize a comparable which was comparable to the subject property in violation of F. S. 475.624(15), reasonable diligence. Penalty: fine \$3,000 plus cost, 45 hours of education, and 4 FREAB meetings. Effective 1/27/2012.
<b>Whitt, James C.</b>	<b>2009045563</b>	<b>2011-02225</b>	<b>Kissimmee, FL:</b> James C. Whitt, Residential Appraiser Instructor (IR 1000058). Violation: failed to comply with continuing education requirements before applying for license renewal in violation of Rule 61J1-4.008(1), F. A. C. and s. 475.624(4), F.S. Penalty: \$100 fine, attendance at one 2-day FREAB meeting. Effective: 3/29/2011.

<b>Wittig, David Alan</b>	2010004580 2010004520 2010004583 2010052280 2010052288 2010052304 2010052312	<b>2011-02220</b> Cape Coral, FL: David Alan Wittig, State Certified Residential Real Estate Appraiser (RD3494). Violation: Respondent is alleged to have committed fraud in violation of s. 475.624(2), F.S.; failed to exercise reasonable diligence in violation of s. 475.624(15), F.S.; and failed to keep records in violation of s. 475.629, F.S. relating to 7 appraisals performed between July 2006 and February 2007 in Lee County, Florida. Action: Voluntary surrender of license for permanent revocation. Effective 3/29/2011.
<b>Wright, Cecil Elbert</b>	2011002490 2011002349 2011002498 2011002369 2011002219 2011002338 2011002436 2011002197 2011002215 2011002207 <del>2011002486</del>	<b>2012-00521</b> Longwood, FL: Elbert Cecil Wright, III, State Certified Residential Real Estate Appraiser (RD 219). Action: Voluntary Surrender of license for permanent revocation. Effective 01/27/2012.
<b>Wright, Linda Maria</b>	2009061313	<b>2011-04621</b> Tampa, FL: Linda M. Wright, State Certified Residential Real Estate Apprasier (RD 6303). Alleged facts: Made incorrect adjustments and failed to provide support for effective age. Alleged violations: failed to exercise reasonable diligence in violation of F.S. 475.624 (15), had an incorrect designation in violation of F.A.C. Rule 61J1-7.001 and, therefore s. 475.624 (4), F.S. Penalty: Cost of investigation, 50 hours of education, 1 year probation with early termination. Effective: July 7, 2011